

NEWINGTON COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING – August 18, 2010
Minutes of the Meeting

At 7:00 pm John Peirce called the meeting to order. Other board members in attendance included John Nolan, Sarah Jernigan, Chip Catherine, Louise Whitt, Kirk Brustman and Mike Smith. Al Roy was not in attendance.

COMMUNITY MANAGER'S ANNUAL EVALUATION

John Peirce stated Lori Randall, the NCA Community Manager's work anniversary was June 21st and recommends an annual increase of 5% retroactive to that date. Chip Catherine seconded the motion. Vote: 7 yes.

MISCELLANEOUS

Mike Smith has two topics he would like to discuss with the Board, security cameras and metal strips that can be placed on the roof to reduce black streaks from algae. Mike will put together some thoughts on these subjects in an email to the Board before placing it on a Board agenda.

ROLES AND RESPONSIBILITIES OF BOARD MEMBERS

The Board members did a line-by-line review of this document.

TWO MEETINGS PER MONTH

The Board discussed the need for more than one meeting each month to complete necessary board business. It was agreed that this will be done on an as-needed basis. A second meeting will be needed in the month of September for the Board to do a line by line review of the 2011 budget. It has been scheduled for September 15th at 7 pm. The Roles and Responsibilities of Board Members document will be updated and reviewed again at this meeting.

ELECTION OF OFFICERS

Sarah Jernigan made a motion that John Nolan be the Director that fills the one year Board position. All other Board positions voted on at the annual meeting will be three year positions. Chip Catherine seconded the motion. Vote: 7 yes.

John Peirce made a motion for John Peirce as President, John Nolan as Vice President and Sarah Jernigan as Secretary. Mike Smith seconded the motion. Vote: 7 yes.

John Peirce made a motion to postpone the election of Treasurer until the September 1st meeting since Al Roy was unavailable for this meeting. Chip Catherine seconded the motion. Vote: 4 yes, 3 no. Motion passes.

John Nolan would like the Board to settle in on a goal for the Board to work on. When he was President, getting the office built and dealing with trash problems were the goals. John Peirce stated that the Maintenance Committee has opened the door for moving

forward with plans to address problems in the community. There was a discussion about funding projects and if reserve funds could be used for landscaping projects.

Lori will compile a list from the Board on their recommendations for direction and goals for the Board.

The Board needs to further discuss how they want to proceed with a collections attorney. Louise Whitt will prepare a list of questions for the attorneys that were interviewed. Everyone should send the questions they have to Louise.

Sarah Jernigan made a motion to adjourn at 8:40 p.m. John Nolan seconded the motion.
Vote: 8 yes.